

Westhaven Marina berth holder agreements: Frequently Asked Questions

Disclaimer:

The information provided is correct as at the date of issue and reflects the Council's current position and understanding. It does not constitute a warranty, guarantee, or representation of future actions or outcomes. The Council reserves the right to review and amend its position as circumstances or policy decisions evolve.

Category	Question	Answer
General	Who owns / manages Westhaven Marina?	Auckland Council owns Westhaven Marina. The council's Westhaven Marina team continues to manage the marina on behalf of Auckland Council.
General	How many berths are there at Westhaven Marina?	Westhaven Marina accommodates around 1,819 vessels and has 1,573 berths. The balance is made up of charter boat berths and pile moorings.
General	What makes up the marina?	Westhaven Marina is made up of several areas. The main waterspace includes two primary sections: the Existing Marina, which houses 1,226 berths, and the Marina Extension, which houses 347 berths. Additional areas, such as Z-Pier and the Pile Moorings, also form part of Westhaven Marina.
General	Is my berth in the Existing Marina or the Marina Extension?	You can find a map on the website , or at the marina office. The Existing Marina area includes berths from AB pier to the western side of T pier, while the Marina Extension area includes berths from the eastern side of T pier to Y pier.
General	How is the marina governed?	Westhaven has had a somewhat complex legal structure, which was put in place historically by Ports of Auckland when it developed the marina. The council inherited the structure when it purchased Westhaven Marina in 2004. Most of the berths in the marina are currently held within a trust structure, but the trusts are approaching the end of their terms and will soon expire.
General	Is Eke Panuku Development Auckland still involved?	Eke Panuku Development Auckland Limited was wound up by Auckland Council on 30 June 2025, with all functions now incorporated within the council. Auckland Council is now responsible for the Marina, however the same familiar Westhaven Marina team continues to manage the day-to-day operations.

Category	Question	Answer
What is happening	Why are things changing?	The trust structure currently in place at Westhaven Marina is reaching the end of its term. The trust for the Existing Marina will expire first, on 30 September 2026. The trust for the Extension Marina will expire later, in April 2029. When each of those trusts expire, all of the berth licences in those parts of the marina will also expire. Auckland Council has been considering what should be done with those berths when the licences expire, and after careful consideration has decided to simplify the occupancy model. When the berth licences expire in the Existing Marina, all of those berths will become rental berths and council will directly rent those berths to customers.
What is happening	How will this change impact berths in the different parts of the marina?	<u>Existing Marina:</u> All berths in the Existing Marina will move to a full berth rental occupancy model on 30 September 2026. Well in advance of that date all current licensees in the Existing Marina will be offered a new rental agreement to secure a berth with effect from 30 September. Customers who are currently renting a berth in the Existing Marina will be transitioned to the new, updated rental agreement prior to 30 September 2026. The Marina team will use this opportunity to review boat and berth sizes to ensure they align. As part of that review, some customers may be asked to move their boats to berths of an appropriate size. <u>Marina Extension:</u> No impact at this time. The berth licences for berths in the Marina Extension area do not expire until 3 April 2029, and remain valid until that time. There will be separate communications with berth holders in the Marina Extension well in advance of that expiry date to discuss the future of those berths.

Category	Question	Answer
		<u>Z-Pier</u>: No impact. Z-Pier is not part of the trusts. <u>Pile moorings</u>: No impact. The pile moorings are not part of the trusts.
The new model	What occupation model will Council implement after the Existing Trust expires?	On 30 September 2026, the Existing Marina will move to a 100% rental model. People with berth licences within that part of the Marina will need to transition to a berth rental agreement prior to this date if they wish to remain within the marina after their berth licence expires. Council is preparing an updated berth rental agreement, and people currently renting berths within the Existing Marina will need to move to that updated agreement before September 2026. Auckland Council will be in contact early in 2026 with further information regarding the transition process.
The new model	Does this change anything for the Extension Marina?	No, not at this time. Berth licences in the Extension Trust area will be unaffected and will continue until the expiry of the Extension Trust in April 2029. Future options for these berths will be considered well ahead of the Extension Trust's expiry.
The new model	Is anything changing with day-to-day operations at the marina?	No. The marina team that you know and trust will continue to manage the day-to-day operations. The marina will also continue to operate as normal over summer and as the new rental agreements are rolled out to customers in 2026.
The new model	When will I be contacted about the new rental agreement and when will it be available?	Berth holders in the Existing Marina will be contacted early in 2026 with next steps on the roll-out of the new rental agreements, which will happen over a period of months, given the large number of berths involved.
The new model	Will everyone be on the same rental agreement?	Yes. An updated rental agreement is being prepared and will be used by everyone across the Existing Marina. The new agreements will be rolled out in 2026, and we'll contact relevant berth holders directly when it's time to transition. There will likely be a slightly different version of the new rental agreement for use by short term occupants (those renting berths for a period of days or perhaps a few weeks only).

Category	Question	Answer
The new model	How will I sign up to the new rental agreement?	An update will be provided in early 2026 with more information about the transition. You'll receive clear guidance on what information or documentation will be required as part of the process. The process will be kept as streamlined as possible, and over the summer period it will remain business as usual for all berth occupants.
Licensees	I own a berth licence in the Existing Marina, what will happen?	Your berth licence will continue as usual until it expires on 29 September 2026. Ahead of that date, you will be offered a new rental agreement to take the place of the berth licence. We will be in touch again with an update on this in early 2026.
Licensees	When will I be able to switch to the new rental agreement?	The Council will be in touch about arranging a new rental agreement in early 2026. We will work with you to have this in place well in advance of 29 September 2026, so that it can come into effect when your berth licence expires.
Licensees	Can I stay in the same berth?	Council plans to offer existing berth licensees the opportunity to rent the berth they are currently occupying, provided the vessel's dimensions are suitable for that berth. As we move towards the expiry date of 29 September 2026, the Marina team will be checking that vessels meet the requirements of the Marina and the berth (including checking boat sizes relative to berth size). Some berth occupants may need to relocate berths if their current berth is not suitable. The Marina carries out periodic refurbishments of its piers, and at times vessels may need to be temporarily relocated to allow for maintenance, renewals, or replacement works. These routine works will continue during 2026 and may result in some additional relocation of vessels around the Marina.
Renters	I currently rent a berth in the Existing Marina, what will happen?	Your berth rental will continue as usual for now, and next year you will be contacted and asked to transition to the new berth rental agreement.

Category	Question	Answer
Renters	When will I be able to switch to the new rental agreement?	The Council will be in touch again about transitioning to the new rental agreement in early 2026.
Renters	Can I stay in the same berth?	Council plans to allow existing rental customers to transition to a new rental agreement for the same berth, provided the vessel's dimensions are suitable for that berth. As we move towards the expiry date of 29 September 2026, the Marina team will be checking that vessels meet the requirements of the Marina and the berth (including checking boat sizes relative to berth size). Some berth occupants may need to relocate berths if their current berth is not suitable. The Marina carries out periodic refurbishments of its piers, and at times vessels may need to be temporarily relocated to allow for maintenance, renewals, or replacement works. These routine works will continue during 2026 and may result in some additional relocation of vessels around the Marina.
Rental Charges	What is the cost of renting a berth at Westhaven Marina?	Rental customers at Westhaven (excluding those on a short-term arrangement) pay a daily rate, calculated monthly and payable in advance. The current standard rental rates for the period 1 May 2025 to 30 April 2026 are advertised on the Westhaven Marina website. Rental rates for the period 1 May 2026 to 30 April 2027 will be communicated early in 2026. Rental customers also pay additional charges for certain services that they choose to use, such as power and water.
Further contact	Who do I contact for further information?	To contact us about the new rental agreements or other questions about the new model you can: • Submit a question through this online form • Email us at westhavenberthagreements@aucklandcouncil.govt.nz • Phone us at 093010101

Category	Question	Answer
		• Mail us at: Westhaven Berth Agreements Auckland Council (Property Department) Private Bag 92300 Victoria Street West Auckland 1142